095.0 Map | 0005 Block | 0006.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	910,700	/	910,700
USE VALUE:	910,700	/	910,700
ASSESSED:	910,700	/	910,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATFIELD ROBERT III
Owner 2:	AUSTIN ALLISON
Owner 3:	
Street 1:	39 UPLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLAVENNA SCOTT ROBERT -
Owner 2:	BOSCO JENNIFER M -
Street 1:	39 UPLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,010 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7010.000	463,600	5,900	441,200	910,700
Total Card	0.161	463,600	5,900	441,200	910,700
Total Parcel	0.161	463,600	5,900	441,200	910,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.59 | /Parcel: 502.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62559
GIS Ref:
GIS Ref:
Insp Date: 11/14/18

!7829!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,500	5900	7,010.	441,200	910,600	910,600	Year End Roll	12/18/2019
2019	101	FV	419,700	5900	7,010.	441,200	866,800	866,800	Year End Roll	1/3/2019
2018	101	FV	419,700	5900	7,010.	378,200	803,800	803,800	Year End Roll	12/20/2017
2017	101	FV	419,700	5900	7,010.	353,000	778,600	778,600	Year End Roll	1/3/2017
2016	101	FV	419,700	5900	7,010.	302,500	728,100	728,100	Year End	1/4/2016
2015	101	FV	402,800	5900	7,010.	271,000	679,700	679,700	Year End Roll	12/11/2014
2014	101	FV	402,800	5900	7,010.	250,900	659,600	659,600	Year End Roll	12/16/2013
2013	101	FV	402,800	5900	7,010.	239,200	647,900	647,900		12/13/2012

PRINT

Date	Time
12/10/20	22:26:05

LAST REV

Date	Time
12/11/19	14:26:38

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAVENNA SCOTT	72481-211	1	4/19/2019		875,000	No	No		Y
CALVERT LAURENT	43298-218		7/15/2004		656,500	No	No		
MILOT PHILIP D-	36252-43		8/28/2002		576,600	No	No		
DACEY JOSEPH E/	23797-144		10/21/1993		227,000	No	No		

USER DEFINED

Prior Id # 1:	62559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	898	Redo Bat	15,300	C				
4/28/2015	409	Solar Pa	33,700					
9/20/2011	1149	Re-Roof	8,410					
9/29/2003	836	New Wind	2,000					
11/13/2001	838	Wood Dec	1,800	C				REPLACE REAR DECK
9/16/1996	462		8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2019	SQ Returned	JO	Jenny O
11/14/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Meas/Inspect	189	PATRIOT
9/22/2005	MLS	BR	B Rossignol
10/30/2004	MLS	MM	Mary M
12/4/2002	MLS	MM	Mary M
10/15/1999	Meas/Inspect	263	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7010		Sq. Ft.	Site		0	70.	0.90	4									441,208						441,200	

Total AC/HA: 0.16093 | Total SF/SM: 7010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,208 | Spl Credit | Total: 441,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	4 - Solid Wood		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22947025
Const Adj.:	1.00969911
Adj $ / SQ:	155.174
Other Features:	84500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569491
Depreciation:	105925
Depreciated Total:	463565

COMMENTS

PDAS bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1				HB	1	

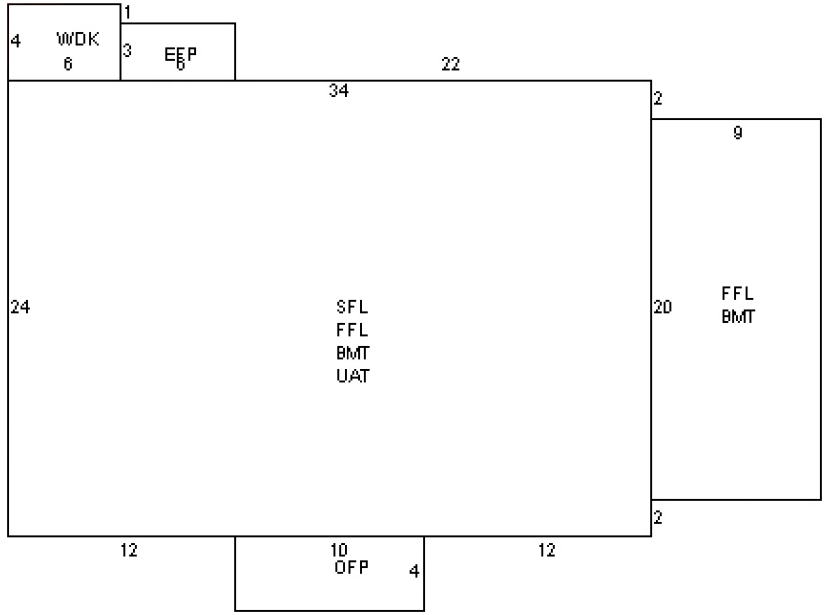
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	206.38
Special Features:	0	Val/Su Net:	149.84
Final Total:	463600	Val/Su SzAd	255.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	996	46.550	46,366
FFL	First Floor	996	155.170	154,554
SFL	Second Floor	816	155.170	126,622
UAT	Upper Attic	204	62.070	12,662
OFP	Open Porch	40	44.430	1,777
WDK	Deck	24	16.160	388
EFP	Enclos Porch	18	73.300	1,319
	Net Sketched Area:	3,094	Total:	343,688
Size Ad	1812	Gross Are	3706	FinArea 1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	G	AV	1928	27.43	T	40	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900